

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

MEETING MINUTES

August 16, 2018

6:00 p.m.
New Albany Village Hall
99 West Main Street, New Albany, OH

I. Call to Order

Meeting opened at approximately 6:06 pm at New Albany Village Hall with the following members present: Todd Brubaker, Kim Burton, Dave Paul, Dean Cooper, Mike Chappellear, and Jay Herskowitz. Kim Burton chaired the meeting. Staff members presenting were Luis Teba, City of Columbus, and Jackie Russell, City of New Albany.

II. Record of Proceedings

Mr. Paul made a motion of approval of June 21, 2018 minutes, seconded by Mr. Cooper. Motion passed 6-0-0.

III. New Business

1. 5091 & 5241 Walnut Street:

Informal presentation regarding a potential Columbus application to rezone a site generally located south of Walnut Street, West of Harlem Road and immediately north of the Albany Crossing housing development.

Acreage: 153 ac

Current Zoning: Rural District

RFBA District: West Village Neighborhood & West Village Edge

Applicant(s): Ciminello's Inc c/o Joe Ciminello

Property Owner(s): Robert N. Phillips, Carl L. Souder & Ila M. Souder

Mr. Teba presented background context on the informal presentation.

Mr. Cooper asked if the density would be affected by the school.

Mr. Teba responded that the applicant would like to keep the density regardless of whether a school is incorporated in the final proposal or not.

Mr. Cooper asked if the school would be categorized as open space/green space.

Mr. Teba answered that the exact classification would have to be determined, if the unit count was allowed to remain the same. This is merely the applicants wish.

Mr. Brubaker asked if the unit count would remain the same because the total acreage is remaining the same.

Mr. Teba responded that the density could stay the same because the total acreage is the same, but it is up to the panel to make that recommendation.

Mr. Cooper asked if the density was roughly the same for both phases.

Mr. Ciminello indicated that phase two would be denser due to the multifamily, and that was influenced in part by the future extension of Hamilton Road.

Mr. Teba added that they had a chart further along in the presentation that broke down the density of the different proposals.

Mr. Teba continued with the presentation.

Mr. Brubaker asked if the community center that was part of last year's proposal was still included in the current proposal.

Mr. Teba indicated that it was not. The omission of this community center allows the site to conform to the accord's recommended 250 foot setback from Walnut Street.

Mr. Cooper then presented his proposal to the panel.

Mr. Chappellear asked if the community house and roundabout leading into the metro park was still part of the consideration.

Mr. Ciminello indicated that the roundabout and community house was no longer part of the proposal.

Mr. Chappellear expressed concerned about connectivity between the open spaces in the site and the metro park.

Mr. Ciminello replied that they had proposals for trails and pathways to connect all the open spaces in the site with the metro park. He also indicated that he would like to work with staff to determine how to program the open spaces.

Mr. Chappellear asked if the high tension power lines ran through the eastern half of the site.

Mr. Ciminello answered that they did.

Mr. Herskowitz asked where the sixty parcels were located that backed on to the open spaces.

Mr. Teba and Ciminello showed their location on the map.

Mr. Ciminello explained that they were trying to preserve tree stands in the area and that led to some of the orientation of the parcels.

Mr. Herskowitz asked if there was access to the open space behind these parcels.

Mr. Ciminello answered that there were planned pathways and trails to connect them and allow access.

Mr. Herskowitz asked if the boulevard had a median section.

Mr. Ciminello explained that it did, and that they would like to have more open space than is required by the RFBA. They planned on having 45 acres of open space.

Mr. Brubaker asked if that acreage included the school.

Mr. Ciminello indicated that it did, but that the school site would include open space.

Mr. Brubaker asked if the school would be a part of the September presentation.

Mr. Ciminello answered that they planned on having two site plans: one with the school and one without it.

Mr. Cooper mentioned that there are two historical sites on the property. One called the Althouser property is in the middle of the site.

Mr. Teba indicated that he was not familiar with the site, but that staff would look into it.

Mr. Chappellear stated it could possibly be the old school on the site.

Mr. Teba agreed to look into it further and get back to the panel.

Mr. Cooper asked if there were any issues with storm water, runoff, floodplains, etc...

Mr. Ciminello answered that there was some wetland and swamplands in the area.

Mr. Herkowitz indicated that there was a stream protection zone chart and map that staff should look into to see how much of the land has to be dedicated to protection.

Mr. Teba answered that he did not believe there was protected streams or tributaries on the property, but that he would look into it.

Ms. Burton expressed concerned about the connectivity to the land to the west of the property.

Mr. Ciminello explained that the properties in that area were already developed at a low density and were unlikely to develop in the future.

Mr. Teba indicated that the road that stubs off at the property line to the east of the proposed site was a private gravel road, and would not make a good connection.

Ms. Burton added that she felt the streets in the attached condominium area could be simplified.

Mr. Ciminello answered that he was still working on the details of the area, and he would look into the suggestion.

Ms. Burton stated that she liked the boulevard along the southern area of the site, as it made a good gathering space for the community. She was concerned about the width of that area.

Mr. Ciminello answered that it was anywhere between fifty and seventy-five feet.

Ms. Burton asked if they had plans for the open space on the western edge of the site. It would make a good location for a community center.

Mr. Ciminello replied that they were considering it, but they still had to work with staff to determine how the open space could be programmed.

Ms. Burton asked if they foresaw the possibility to open up additional open space before the final presentation.

Mr. Ciminello answered that the proposal was pretty much set in terms of parcel location and open space. He felt that the proposal had a good deal of open space and that the school site should include open space. They still had the possibility of developing the 250 foot setback as some sort of programmed space as well.

Mr. Herskowitz stated that the other Cornerstone school uses the setback for soccer fields, bonfires, and cook-outs.

Mr. Ciminello added that such programming was a possibility, but they would have to discuss the idea with staff.

Mr. Cooper asked how much of the open space was uninhabitable, such as woods, wetlands, etc... Areas that cannot be walked through.

Mr. Ciminello answered that almost every area could be accessed and walked through. The different areas would provide different experiences, but paths could be constructed through them.

Mr. Paul expressed concern about how easements would affect the open space calculation. Walnut may expand in the future, and how would that affect the density calculations.

Mr. Chappellear stated that there were no plans to expand Walnut Street in the future because it would harm the Rocky Fork.

Mr. Herskowitz stated that he assumed there would be a traffic study as part of this proposal.

Mr. Ciminello answered that he would work with the city to conduct a traffic study.

Mr. Chappellear asked about the parcels along Walnut Street that were not part of the proposal. Did Mr. Ciminello plan on acquiring this land in the future, or could he foresee it being developed?

Mr. Ciminello replied that the land was not for sale, but that the terrain of those parcels would make them difficult to develop. The parcels were the low point in the area, and could have stormwater issues.

Mr. Brubaker asked about whether those properties were Columbus schools or New Albany schools.

Mr. Ciminello answered that they were New Albany schools.

Mr. Herskowitz asked if they had a price point for the single family homes.

Mr. Ciminello indicated that similar single family houses in the area are selling in the mid 300's. There was a strong demand for empty nester homes.

Mr. Cooper asked what made a home an empty nester.

Mr. Ciminello replied that they were usually single story, with no basement, and smaller yards to care for.

Mr. Chappelle asked for clarification regarding the extension of Hamilton Road.

Mr. Ciminello answered that Hamilton road was still on pace to be extended this year.

Mr. Chappelle asked about the status of the property to the east of the proposal.

Mr. Ciminello replied that the property was still part of the county.

Mr. Cooper asked for details about the school, and why the northeastern location was chosen.

Mr. Ciminello answered that the school would like to move forward quickly, and so they wanted to give it access to Walnut Street.

Mr. Herskowitz stated that there is a lot of traffic at the intersection of the other charter school.

Mr. Ciminello replied that hopefully traffic would be mitigated by the metro park to the north, which could not be developed.

V. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:06 pm.